



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

MEMORANDUM

December 10, 2020

TO: Eric Willis, Chief
Property Acquisition Section
Division of Transportation Engineering

VIA: Rebecca Torma, Manager *RT*
Development Review Team
Office of Transportation Policy

FROM: William Whelan, Engineer III *WW*
Development Review Team
Office of Transportation Policy

SUBJECT: AB 773- Abandonment of Portions of Westbard Avenue and Ridgefield Road

Thank you for the opportunity to review the following abandonment request:

- 5,891 square feet of public road right-of-way known as Westbard Avenue;
- 9,123 square feet of public road right-of-way known as Ridgefield Road.

This abandonment was requested by Miles & Stockbridge, PC on behalf of it's the Petitioners, Equity One (Northeast Portfolio), LLC ("Equity One"), per the letter dated May 22, 2020 by Miles & Stockbridge, PC. The portions of right-of-way to be abandoned are shown in the attached "Exhibits A & B".

We recommend approval of the requested abandonment of the existing portions of Westbard Avenue and Ridgefield Road as mentioned above per the following conditions:

- The maintenance of the abandoned portion of the rights-of-way will be the responsibility of the applicant.

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Located one block west of the Rockville Metro Station

- All existing utilities along the proposed abandoned portions of Westbard Avenue and Ridgefield Road shall be relocated within the right-of-way at the applicant's expense.
- For the portion of Westbard Avenue that is to be realigned, the applicant must underground all utilities.
- The applicant is responsible for the removal of the existing traffic signal and conduits at the existing intersection of Ridgefield Road and Westbard Avenue.
- The applicant is responsible for the conduit installation for the future traffic signal at the intersection of Westbard Avenue and realigned Westbard Avenue.

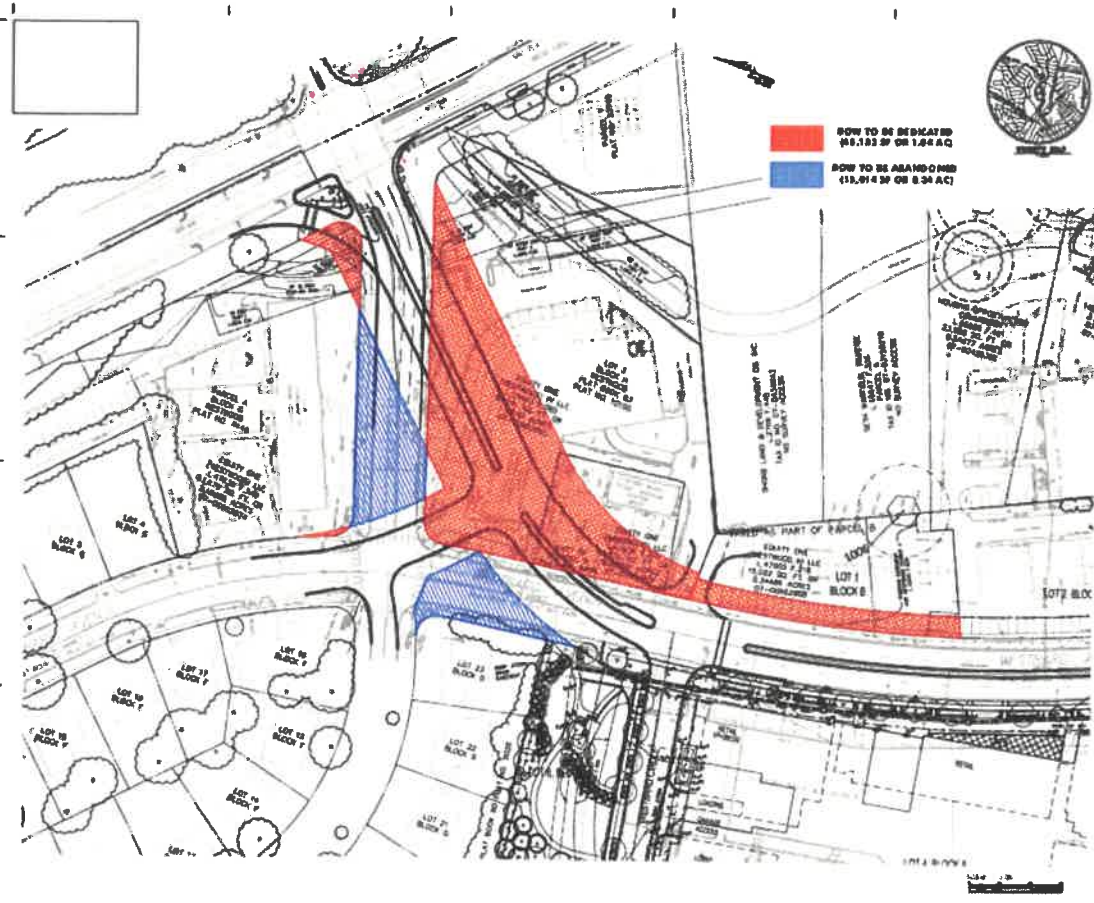
Attachments (2):

Thank you for cooperation and assistance. If you have any questions regarding this memo, please contact me at your earliest convenience.

cc-e: Christopher Conklin MCDOT

SharePoint\teams\DOT\Director's Office\Development Review\Whelan\WAB 773- Abandonment of Portions of Westbard Avenue and Ridgefield Road

EXHIBIT "A"



ROW TO BE DEDICATED
(45,133 SF OR 1.04 AC)

ROW TO BE ABANDONED
(13,914 SF OR 0.34 AC)



SEE THIRD CD BY OPPI&C ENTER

MEVA

LAUNCHER

J&A

mv+a

LAND

ISS

INDICATION PLAN

APRIL 8, 2020

NO.	DATE

060-1



**EXHIBIT B
EXISTING RIGHT-OF-WAY ABANDONMENT
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

Part 1

Being a strip of land crossing and being part Westbard Avenue as shown on a plat of subdivision of "Westwood Shopping Center" recorded among the Land Records of Montgomery County, Maryland, as Plat 4456, and being more particularly described as follows:

Beginning for the same at a point on the west line of Westbard Avenue, said point being South 07° 07' 30" East, 27.31 feet from the Northeast corner of Parcel A-4 as shown on a plat of subdivision "Westwood" recorded among the aforementioned Land Record, as Plat 5498; thence with said Westbard Avenue

1. North 7° 07' 30" West, 108.13 feet to a point; thence
2. 26.53 feet along an arc of a curve to the left having a radius of 541.79' (chord North 08° 31' 40" West, 26.53 feet) to a point; thence
3. 34.38 feet along an arc of a curve to the left having a radius of 20.00' (chord North 59° 11' 00" West, 30.30 feet) to a point; thence
4. North 71° 33' 50" East, 5.25 feet to a point; thence
5. 21.15 feet along an arc of a curve to the left having a radius of 80.00' (chord North 63° 59' 23" East, 21.09 feet) to a point; thence
6. South 86° 39' 15" East, 34.81 feet to a point; thence
7. 56.07 feet along an arc of a curve to the left having a radius of 470.00' (chord South 45° 56' 45" East, 56.03 feet) to a point; thence
8. 132.06 feet along an arc of a curve to the left having a radius of 358.70' (chord South 25° 02' 32" West, 131.31 feet) to the point of beginning, containing 5,891 square feet or 0.1352 acre of land.

Part 2

Being a strip of land crossing and being part Ridgefield Road as shown on a plat of subdivision of "Westwood" recorded among the Land Records of Montgomery County, Maryland, as Plat 5026, and being more particularly described as follows:

Beginning for the same at a point on the north line of Westbard Avenue, said point being at the beginning of curve number 4 in Block G as shown on the aforementioned plat of subdivision; thence with said Ridgefield Road

9. North 71° 33' 50" East, 200.23 feet to a point; thence
10. South 44° 01' 12" West, 151.38 feet to a point; thence

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11. South 71° 33' 50" West, 47.35 feet to a point; thence
12. 79.41 feet along an arc of a curve to the right having a radius of 400.00' (chord North 40° 34' 27" West, 79.28 feet) to a point; thence
13. 11.90 feet along an arc of a curve to the left having a radius of 20.00' (chord North 88° 36' 50" East, 11.73 feet) to the point of beginning, containing 9,123 square feet or 0.2094 acre of land.

SURVEYORS CERTIFICATION

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with the requirements set forth in 09.13.06.12 of the COMAR Regulations.

Johnson ♦ Bernat ♦ Associates, Inc.
Adam S. Bernat, L.S.

Date:



§ Proj 17-036 - Westwood/Proposed Easements/MSW Abandonment.doc

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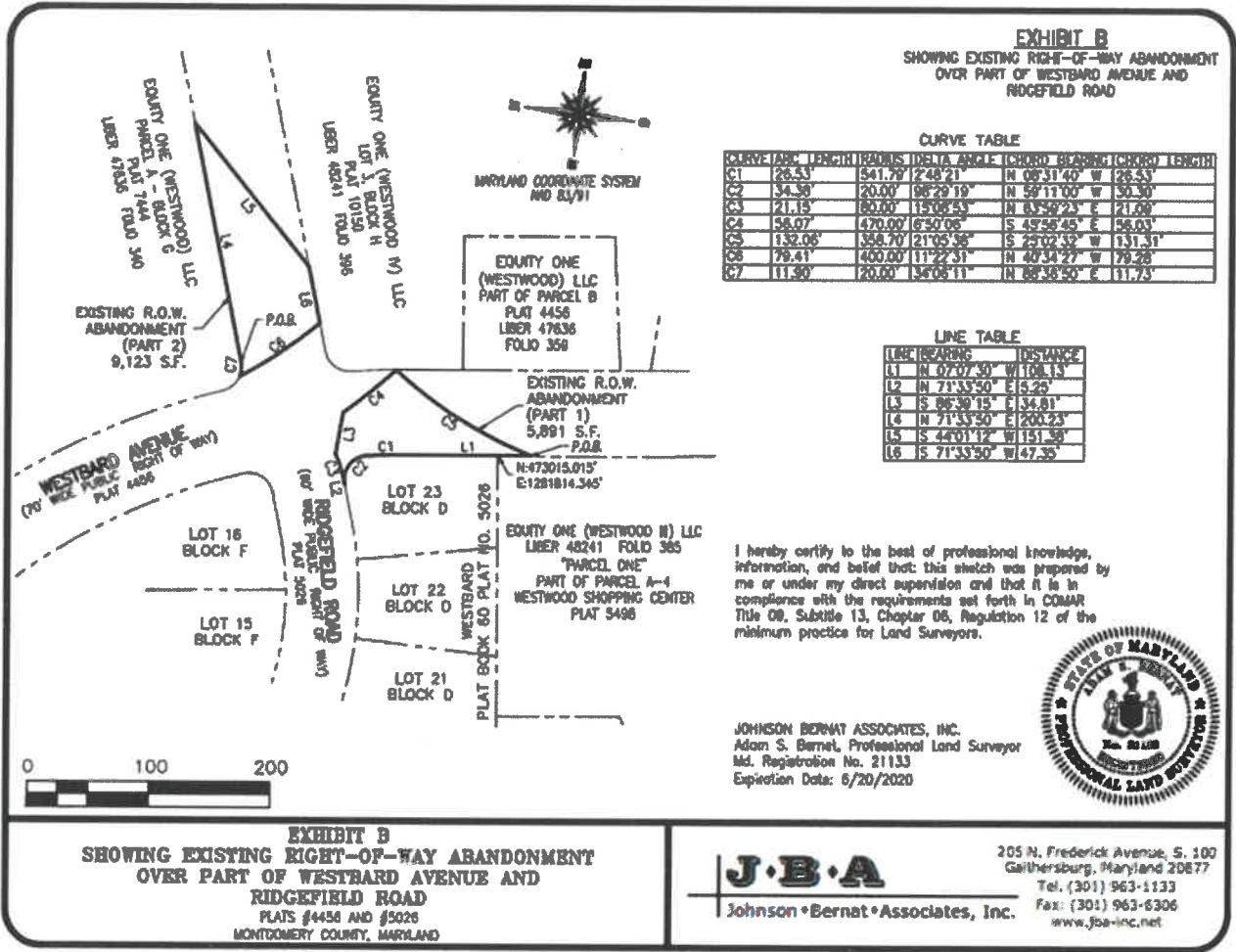


EXHIBIT B
SHOWING EXISTING RIGHT-OF-WAY ABANDONMENT
OVER PART OF WESTBARD AVENUE AND
RIDGEFIELD ROAD

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.53	541.79	2°48'21"	N 09°31'40" W	26.53
C2	34.50	20.00	86°29'19"	N 59°11'00" W	50.30
C3	21.15	80.00	15°06'53"	N 63°56'23" E	21.00
C4	56.07	470.00	6°50'06"	S 45°46'45" E	56.03
C5	132.06	358.70	21°05'36"	S 29°02'32" W	131.31
C6	79.41	400.00	11°22'31"	N 40°34'27" W	79.28
C7	11.30	20.00	34°06'11"	N 68°58'50" E	11.73

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°07'50" W	108.13
L2	N 71°33'50" E	5.25
L3	S 86°30'15" E	34.81
L4	N 71°33'50" E	200.23
L5	S 44°01'12" W	151.38
L6	S 71°33'50" W	47.35

I hereby certify to the best of professional knowledge, information, and belief that this sketch was prepared by me or under my direct supervision and that it is in compliance with the requirements set forth in COMAR Title 08, Subtitle 13, Chapter 06, Regulation 12 of the minimum practice for Land Surveyors.



JOHNSON BERNAT ASSOCIATES, INC.
Adam S. Bernat, Professional Land Surveyor
Md. Registration No. 21133
Expiration Date: 6/20/2020

EXHIBIT B
SHOWING EXISTING RIGHT-OF-WAY ABANDONMENT
OVER PART OF WESTBARD AVENUE AND
RIDGEFIELD ROAD
PLATS #4456 AND #5026
MONTGOMERY COUNTY, MARYLAND

J·B·A

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